

DUBBERLY WILLIAM O & CYNTHIA J
85288 LINA ROAD
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0690

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																
																									VALUATION BY					STANDARD										
																									Tax Group: 4					Tax Dist:										
																									BUILDING MARKET VALUE					0										
																									TOTAL MARKET OB/XF VALUE					14,044										
																									TOTAL LAND VALUE - MARKET					150,000										
																									TOTAL MARKET VALUE					164,044										
																									SOH/AGL Deduction					94,762										
																									ASSESSED VALUE					69,282										
																									TOTAL EXEMPTION VALUE					0										
																									BASE TAXABLE VALUE					69,282										
																									TOTAL JUST VALUE					164,044										
																									NCON VALUE					0										
																									INCOME VALUE															
																									PREVIOUS YEAR MKT VALUE					141,647										
DOR CODE		0001 VAC W/XFOB																																						
MAP NUM													MKT AREA		04																									
NEIGHBORHOOD/LOC		4004.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES										85288 LINA RD, FERNANDINA BEACH																														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																								
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																								
3	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	2003	2003	3	20	480																								
4	0350	CARPORT WD	0	0	24	24	576.00	SF	8.58	8.58	100	2003	2003	3	20	988																								
5	1242	WD DECK A	0	0	0	0	288.00	SF	10.00	10.00	100	2003	2003	3	20	576																								
LAND DESCRIPTION										TOTAL OB/XF										14,044																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	100,000.00	150,000.00	150,000																							